

**Housing Task Force
Meeting Minutes
Thursday, October 24, 2019 at 6:30 pm
7720 Ann Arbor Street
Dexter Senior Center**

1. Roll-call

Mr. Semifero called the meeting to order at 6:34pm.

Joe Semifero, Chair

Sandee Koski

Zach Michels (CC), Vice-Chair

Cole Miller

Donna Fisher (CC), Secretary

Liisa Milliner

Thom Phillips (PC)

Also present: Michelle Aniol, Community Development Manager, Mike Auerbach, Assistant Planner.

2. Approval of Meeting Minutes: August 22, 2019

Motion Fisher; support Miller to approve the August 22, 2019 meeting minutes with the following correction:

- Item 5, Adjournment, replace *Semifaro* with *Semifero*.

Unanimous voice vote approval.

3. Staff Updates

Mr. Auerbach and Mr. Phillips reported about housing-related information sessions held at the Michigan Association of Planning's 2019 Annual Conference.

4. Set Date for November Meeting and Review Remaining Project Tasks

Task Force members agreed to hold their November meeting on Thursday, November 21, 2019.

Mr. Semifero reviewed the Task Force's remaining project timeline. The Task Force will plan to deliver their written report to City Council in December, and request to present an overview of the report at Council's January 13, 2020 meeting.

5. Topic-Area Presentations and Discussion

Task Force members reviewed the topic-area presentations and discussed the following items to include in their report and tasks that members will complete:

a. **Demographics** – *Cole Miller, Liisa Milliner*

- Include information about household transportation costs in the report. Relevant figures include average commute times and the 45% of gross annual income threshold for housing and transportation costs provided by Teresa Gillotti.

b. **Housing Stock** – *Zach Michels, Joe Semifero*

- Include a map and tables to report the results of the subdivided single-family dwelling and accessory unit survey.
- Mr. Semifero will provide housing inventory information.

c. **Housing Market** – *Joe Semifero, Sandee Koski*

- Ms. Koski will provide rental listing information.
- Mr. Semifero will provide housing sales information.

d. **Strategies and Opportunities** – *All Members*

- Potential zoning updates to identify to Council for future research:
 - Allowing increased density, as appropriate, by increasing the units permitted per acre.
 - Allowing original lot divisions.
 - Increased lot coverage limits.
 - Reducing minimum lot size.
 - Modifying parking requirements.
 - Form-based requirements to maintain character while allowing greater density.
 - Research code changes to permit accessory dwelling units in existing single-family dwellings.
 - Permit housing cooperatives.
- Potential City programs to identify to Council for future research:
 - City assistance with land assembly or adaptive reuse to provide additional housing.
 - City outreach to educate financial institutions about accessory dwelling units to help property owners secure financing.

- Increase information access about housing assistance programs such as down payment assistance, weatherization, etc.

6. Adjournment

The meeting was adjourned without objection at 8:17pm.

DRAFT